



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 1, 2016

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	November 16, 2016
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT NO:	481476
PROJECT NAME:	<u>FAY AVENUE CDP/TMW</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT / TENTATIVE MAP WAIVER - PROCESS THREE
APPLICANT:	Robert J. Bateman
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Firouzeh Tirandazi, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5325/FTirandazi@sanidiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to residential condominium units. The 0.161-acre site is located at 7432-7436 Fay Avenue, in the RM-1-1 Zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on April 29, 2016.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The appeal must be made within 10 business days of the Hearing Officer's decision.

The decision made by the Planning Commission is the final decision by the City.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the

date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7592, or find the details on the web at:

<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/condorights.pdf>.

This project was determined to be categorically exempt from the California Environmental Quality Act on September 22, 2016, and the opportunity to appeal that determination ended October 6, 2016

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24006586



Development Services Department

Firouzeh Tirandazi/ Project No. 481476

1222 First Ave., MS 301 • San Diego, California 92101-4140

RETURN SERVICE REQUESTED